

**Attachment A**  
**Dairy Creek Golf Course Options**

No.	Option	Profit/Loss	Capital Outlay	General Fund Impact	Pros	Cons	Timeline
	<b>Supplemental Water Options</b>						
1.1	Supplemental Water not to exceed 150 AF per year	+\$55,000	\$0	\$0	Maintains County investment, provides recreation, maintains revenue	Uses potentially potable water	Immediately -2 years
1.2	Storage pond w/supplemental water	+\$55,000	\$1.2M	Est. up to \$507,900 one time cost	Maintains County investment, provides recreation, maintains revenue	Cost to construct, use of potentially potable water, increases water diversion	2-5 years
	<b>Funding/Revenue Options</b>						
2.1	General Fund support to close estimated \$467,000 operational deficit	\$0	\$0	\$467,000 annually	Maintains County investment, provides recreation, payment of bond debt	Reduced availability of General Fund for other priority uses	11 years
2.2	Return to Special Revenue Fund within Parks with General Fund supplement	\$0	\$0	\$159,000 to \$467,000 annually	Maintains County investment, provides recreation, payment of bond debt	Reduced availability of funds for other park uses	11 years - indefinitely
2.3	Increase fees/capital improvement surcharge	Expected loss	\$0	Est. \$0 to \$467,000+ annually	Continues to place funding responsibility on users	Reduced play, reduced overall golf affordability in the county, likely reduced revenue, unlikely to be financially viable	Immediately – 8 months
	<b>Conversion Options</b>						
3.1	Campground expansion, event/wedding venue, golf driving range and practice facility	+\$300,000	\$1.5M - \$2M	Est. \$900,000 to \$1.1M one time cost	Provides needed recreation, provides revenue source, maintains County investment	Cost to convert, increased debt, long time to gain return on investment	1-5 years
3.2	9 hole practice facility w/event space	-\$187,000	\$50,000	\$187,000+ annually	Maintains half of County investment, provides recreation, provides event space	Cost to convert, loss of investment, may be insufficient water, not financially viable	12 months
3.3	Close course and land bank	-\$485,000	\$0	\$485,000+ annually	None	Loss of recreational land, no revenue, cost to caretake land, retains existing debt	12 months
3.4	Close course and return property to Dept. of Interior	-\$485,000	\$0	\$485,000+ annually	None	Loss of recreational land, no revenue, retains existing debt	12 months
	<b>Operational Change Options</b>						
4.1	Layoff half County staff and hire management company	+\$564,000	\$0	Unknown layoff costs	Maintains County investment, provides recreation, maintains revenue	Layoff of existing staff, concessionaire out of business, requires more facility oversight	1-2 years
4.2	Concession management of all courses	-\$160,000	\$0	\$160,000+ annually	Maintains County investment, provides recreation, reduces revenue loss	May not get bids due to lack of water, layoff of existing staff, requires more facility oversight, not financially viable	1-2 years
4.3	County operates DCGC & MBGC; concession CMGC	-\$194,000	\$0	\$194,000+ annually	Maintains County investment, provides recreation, reduces revenue loss	Requires significant changes in purchasing and employment policies and codes, not financially viable	12 months
4.4	County operates DCGC; concession CMGC & MBGC	-\$207,000	\$0	\$207,000+ annually	Maintains County investment, provides recreation, reduces revenue loss	Requires significant changes in purchasing and employment policies and codes, not financially viable	12 months
4.5	Current operations w/reduced staff	-\$362,000	\$0	\$362,000+ annually	Maintains County investment, provides recreation, reduces revenue loss	Involuntary move of some existing staff to Parks, not financially viable	12 months
4.6	Current operations – “status quo”	-\$467,000	\$0	\$467,000+ annually	Maintains County investment, provides recreation	Not financially viable	12 months
4.7	County operates all facilities	-\$558,000	\$0	\$558,000+ annually	Maintains County investment, provides recreation	Financially worse than current operations	12 months
4.8	County maintains all grounds, concession operations	-\$622,000	\$0	\$622,000+ annually	Maintains County investment, provides recreation	Financially worse than current operations	12 months
4.9	County maintains all grounds, management company manages clubhouses	-\$696,000	\$0	\$696,000+ annually	Maintains County investment, provides recreation	Financially worse than current operations	12 months